

## DEPARTMENT OF PLANNING AND ZONING

*Sent via E-mail*

June 25, 2015

Ms. Mary Catherine Gibbs  
307 N. Washington Street  
Alexandria, VA 22314-2557

Re: DSUP2015-00018 King St Exchange (1625 Prince St) Completeness Comments

Dear Mary Catherine:

This letter serves to inform you that City staff has completed the review of the Completeness plan submitted for an extension of the previous development approval for Building #4 of the King St Exchange project located at 1625 Prince St. This plan has been deemed Incomplete, as staff does not have enough information to proceed with the review.

Below you will find comments based upon the June 5, 2015 submittal from the various reviewing Departments and Agencies. Please respond to each of the attached comments in writing and revise the plans as necessary. The next submittal will be for the Preliminary application.

Please feel free to contact me at 703.746.3816 or [maya.contreras@alexandriava.gov](mailto:maya.contreras@alexandriava.gov).

Sincerely,

Maya Contreras  
Urban Planner, Development

cc: Dirk H. Geratz, AICP, Principal Planner, Development  
Shanna Austin, Development Coordinator, T&ES

Please respond in writing to the following comments:

**PLANNING AND ZONING**

**Development Comments:**

AC units – where?  
Walls

*Concept Plan Checklist:*

Sheet P-0101 (Cover Sheet)

1. Under Special use Permit / Zoning Modifications / Waivers they will need to add the following additional reviews / applications:
  - a. Preliminary Subdivision plat
  - b. Rezoning / Text Amendment – (*City to prepare this application*)
  - c. Master Plan Amendment to Old Town North Small Area Plan (for maps 10, 11, 16 and 17 (*City to prepare this application*)).
2. Update the Zoning Tabulations:
  - a. All information in the table will need to be updated to reflect the CRMU-X zone that will apply to the existing old Health Department building. Thus, the table will need to be divided in to two parts to reflect the RM zone information for the Oronoco townhouses and CRMU-X zone for the Health Department site.
  - b. Frontage: correct the “provided” frontage number. Lot 1 has a frontage of 18.3’.
  - c. Revise the rear yard setback information for both the Oronoco townhouse string and the adaptive reuse townhouses. The rear yard setback information will need to be updated to clarify which lots will require a modification.

Specifically, for the Oronoco string the setback modification should be to Section 3-1106(A) (3) (b) (other uses) which requires a setback ratio of 1:1 for the accessory garages. It appears that the townhouse units themselves conform to the rear yard setback.

The adaptive reuse townhouses will need to comply with Section 5-404. A rear yard modification will be required for the actual townhouse structures for lots 14 – 16. Modifications will be needed for those additional lots where the detached garages do not meet the minimum setback requirement. Please note that section 7-1003 allows one to count one-half of the width of any public or

private alley towards the rear yard requirement. Please take this into account when determining which garages will require a rear yard modification.

1. All applicable sheets:
  - a. The architectural sheets must be sealed;
  - b. Update the Revision Table to include the dates that the plan has been prepared/last revised
2. Continue to work with staff to address the previously noted issue regarding Zoning Ordinance Section 7-1600 (9 townhomes in a row in the RM zone, and a total length of any single structure in excess of 212 feet),
3. Continue to work with staff to address the previously noted issues regarding the driveway proposed behind Lots 15-16. In the event an outlot is required, the FAR for those two lots is potentially problematic.
4. Continue to work with staff to finalize the applicable SUP/Zoning Modification requests. Below is the current list:
  - a. SUP for one space parking reduction for tandem spaces in Lot 16 – new request;
  - b. Modification to rear setback requirement for all lots– update current request;
  - c. Modification of the vision sight triangle clearance at the intersections of N St. Asaph and Pendleton and at N. Pitt and Oronoco – *currently requested*;
  - d. Modification of 0' front yard requirement for Lots 8-16 – *currently requested*;
  - e. Modification for open space reduction for Lots 1-9 & 13-16 – *currently requested*;
  - f. Modification to the 25% crown coverage requirement for all lots– *currently requested*.
5. Below-grade space may be deducted from the Net FAR when it complies with the Zoning Code 2-120 *Basement* definition. With the next submittal, provide an Average Finished Grade (AFG) exhibit showing the spot elevations taken at increments of 20 feet around each building, with two tables (one for each building) noting the associated calculations to verify the AFG as called out. As well, provide the following sections:
  - a. Two sections, running perpendicular to N. St. Asaph St, through each of 1970's additions on the Health Department building;
  - b. One section, running parallel to N. St Asaph St, through the length of the Health Department building;
  - c. Two representative sections for the Oronoco St townhouse string, one perpendicular to Oronoco St and one parallel.

General:

6. Sheet P-0304: the *Quercus phellos* (Willow Oaks) along N St Asaph are listed as To Be Removed, which is not the information that has been given to staff or the community. Prior to the next submittal, schedule a site visit with the City Arborist, John Noelle, at 703.746.5499 or [john.noelle@alexandriava.gov](mailto:john.noelle@alexandriava.gov) to review. If it is determined that the trees need to be removed, a future condition will require replacement, potentially with trees of a larger caliper than typical. This information will also need to be conveyed to the community. (Dev/LS)
7. Sheet P-0402: Check the Open Space totals for this sheet against the Zoning Tabulations Table on the cover sheet. The Table says that there is 11,882 SF of Ground Level Open Space (3,646 + 8,236). The Legend on Sheet P-0402 states that there is 11,646 SF.
8. Continue to work with staff regarding the 4' continuous tree pits on Pendleton, Oronoco, N St Asaph and N. Pitt Streets. Per the City's Landscape Guidelines, one street tree is required for every thirty (30) linear feet of right-of-way or lot frontage and trees shall be placed at thirty (30) feet on-center (o.c.) spacing. Therefore, as an example, the N St Asaph streetscape at 240' would require eight street trees. The length of the tree pits should reflect this spacing, as well as coordinate with the existing and proposed street lights. (Dev/LS)
9. A future condition will require that the center U-shape planter be reduced to curb height in order to facilitate visibility and turning movements for the vehicles, particularly the tandem spaces in Lot 16.

Architecture:

10. As previously noted, additional refinements are necessary on the Oronoco Street townhouse string. At this time, they have not achieved a fully cohesive appearance. Continue to work with Development and BAR staff to refine the proposed architectural concepts.
11. Consider what types of treatments may be appropriate to soften the starkness of the proposed brick walls.

Sheet P-0401

3. Confirm with T&ES that we had agreed that the public alley behind the Oronoco string of townhouses would be designed for two-way traffic. As such, the width may need to be increased to a minimum of 20 feet.

Sheet P-0404

4. Confirm with T&ES whether we should add some sample turning movements for accessing the garages. This may be useful as the neighbors at Garrett's Mill will likely have questions about this.

Sheets A00, A04, A09, A10 and A11

5. It appears that unit T08 has no access to a garage and unit T10 has access to two garages. Please correct all impacted sheets.

Sheet A04

6. Units T08 and T09 do not indicate rear doors to access the rear yard and garages. Is this correct?

Sheets A06 and A07

7. Pursuant to page 9 of the Old Town North Urban Design Guidelines, *Large, blank facades should be avoided. In limited areas where solid treatment (no windows or doors) is unavoidable, articulation of the façade is essential.* The retaining wall for unit T13 should be modified to lessen the height and monolithic nature of the walls. Continue to work with staff on possible solutions.

Sheets A07 and A21

8. Likewise staff has concerns about the height of the privacy walls associated with unit T08 and unit T01 where they abut the alley and N. Pitt Street, respectively.

Sheet A20

9. Staff has concerns about the height increase of the Oronoco string of townhouses. Staff will be recommending that the height of these townhouse be lowered so the first floor is closer to street level. This will also make the units more compatible with the height of the historic townhouses on Oronoco Street.

Sheet A21

10. The East elevation of unit T07 needs additional design work to create a more cohesive east elevation. Continue to work with BAR and Development staff to achieve a more unified solution.

**BAR Comments:**

F-1 The BAR held a second informal work session on the proposed development on November 13, 2013 to get the Board's feedback on additional modifications to the Health Department building and the townhouses on Oronoco Street. The Board supported the mass, scale, height and architectural character of the project and agreed with Staff's recommendations:

- Work with Staff to refine the glazing, finishes and colors of the rooftop penthouses on the Health Department building.
- Articulate the large brick retaining walls visible from Pendleton Street.
- Work with Staff to restudy the roof form, and potentially the architectural style of new townhouse at 515 Oronoco Street.

- F-1 The increased height of the two Oronoco Street townhouses located in the historic district (T07, T06) is inconsistent with the townhouses shown to the BAR. While the Board supported the projects general mass, scale, height and architectural character, they commented on the incompatibility of the new townhouse at 515 Oronoco Street (T07) in relationship to the adjacent two-story historic buildings. A height increase of 4.85 feet for this unit is not likely to be supported by the BAR.
- F-2 Are rooftop condensers proposed on unit T07? If so, show proposed screening.
- F-3 Where will the HVAC condensers be located on the Health Department Building?
- R-1 Meet with BAR Staff following the approval of the DSUP by Planning Commission and City Council but prior to submitting the Permit to Demolish/Capsulate and Certificate of Appropriateness.

Zoning Comments:

**TRANSPORTATION AND ENVIRONMENTAL SERVICES\***

**Findings:**

**CODE ADMINISTRATION**

Code Administration has deemed this plan complete.

**FIRE**

- F-1 The following comments are for completeness review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or [maurice.jones@alexandriava.gov](mailto:maurice.jones@alexandriava.gov).

**Acknowledged by applicant.**

- F-2 Plans should show location of all fire hydrants in and around site and fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.

**Applicant has shown existing hydrants around this location.**

- C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to the building; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) location of twenty-two (22) foot emergency vehicle easement (EVE); f) the location and size of the separate fire line for the building fire service connection and fire hydrants.

- a) **Applicant has provided requested information.**
- b) **These building will not be equipped with an automatic fire sprinkler system; no FDC required.**
- c) **Adequate hydrants are located around the property if there is no fire sprinkler system installed.**
- d) **Adequate hydrants are located around the property if there is no fire sprinkler system installed.**
- e) **There is adequate fire department access.**
- f) **These building will not be equipped with an automatic fire sprinkler system**

- C-2 The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.

**Acknowledged by applicant.**

- C-3 The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.

**Acknowledged by applicant.**

- C-4 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

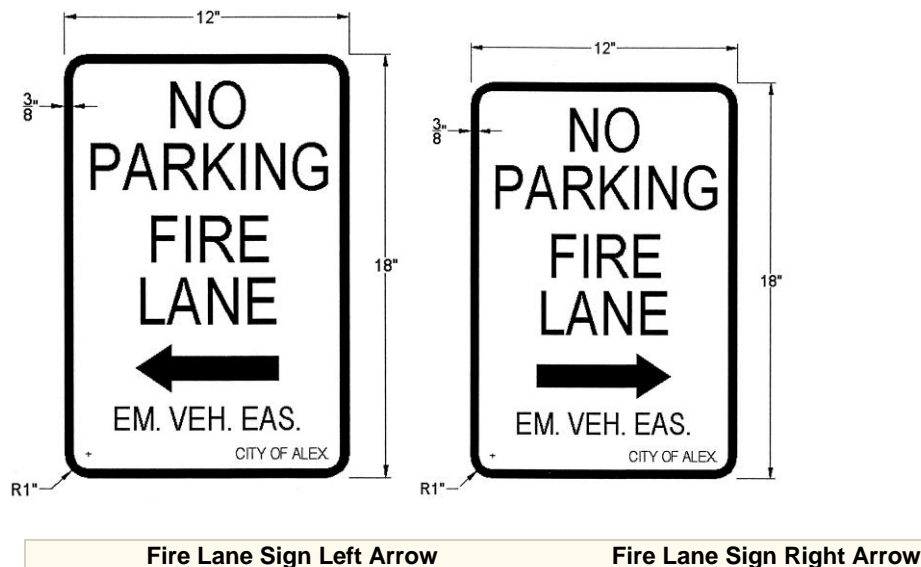
**Emergency Vehicle Easements**

**Emergency Vehicle Easements.** Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the

standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

**Sign Specifications.** Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a  $\frac{3}{8}$ -inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

**Fire Dept. Access Lanes/Mountable Curbs.** Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



**Acknowledged by applicant.**

C-5 Show fire apparatus vehicle turning radius based on the following specifications:



- Alexandria Fire Department  
Fire Apparatus Specification Information
1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**  
Apparatus I.D.# - Truck 208  
Overall Length - 678" (56' 6")  
Overall Width - 128" (9') w/mirrors and 96" (8') w/o mirrors.  
Wheel Bases:  
Tractor - 150" (12' 6") from front steer axle to drive axle.  
Trailer - 306" (25' 6") from drive axle to rear steer axle.  
GVW: 64,500#  
Angle of Approach<sup>1</sup>: Tractor - 11 degrees and Trailer - 11 degrees  
Angle of Departure<sup>2</sup>: Tractor - 11 degrees and Trailer - 15 degrees  
Ramp Breakover<sup>3</sup>: Tractor - 6 degrees and Trailer - 12 degrees  
Turning Radius<sup>4</sup>: Within 45' wall to wall.
  2. **Rear Mount Aerial Ladder Truck**  
Apparatus I.D.# - Truck 204  
Overall Length - 496" (41' 4")  
Overall Width - 108" (9') w/mirrors  
Wheel Bases:  
Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")  
Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 269" (22' 4")  
Tandem Axle Spacing - 54" (4' 6")  
GVW: 69,500#  
Angle of Approach<sup>1</sup>: 11 degrees  
Angle of Departure<sup>2</sup>: 10 degrees  
Ramp Breakover<sup>3</sup>: 6 degrees  
Turning Radius<sup>4</sup>: Within 43' wall to wall.
  3. **Dash 2000 Heavy Duty Rescue Pumper (Engine)**  
Apparatus I.D.# - Rescue Engine 206  
Overall Length - 300" (25' 0")  
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.  
Wheelbase - 212.5" (18' rounded to the nearest foot).  
GVW: 51,800#  
Angle of Approach<sup>1</sup>: 11 degrees  
Ramp Breakover<sup>3</sup>: 8 degrees  
Turning Radius<sup>4</sup>: Within 42' wall to wall
  4. **City of Alexandria Advance Life Support Ambulance**  
Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 203, 206, 207, and M208)  
Overall Length: 297" (24 ft. 9 in.)  
Overall Width: 110" (9 ft. 2 in.) w/mirrors and 99" (8 ft 3 in.) w/o mirrors.  
Overall Height: 114" (9 ft. 6 in.)  
Wheel Base: 167" (13 ft. 11 in.)

**Applicant has provided requested information.**

C-6 Fire Hydrants shall remain in-service and unobstructed during construction.

**Acknowledged by applicant.**

## **ARCHAEOLOGY**

**Archaeology deems this plan complete.**

## **Open Space and Landscaping**

1. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.\* (Arch)(P&Z)(RP&CA)

*Acknowledged by applicant*

## **Archaeology Comments**

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

*The applicant has hired an archaeological consultant to handle the requirements in the Scope of Work*

2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. \* (Archaeology)

*Acknowledged by applicant*

3. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.\*\*\* (Archaeology)

*Acknowledged by applicant*

4. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

*Acknowledged by applicant*

5. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

*Acknowledged by applicant*

### **Archaeology Findings**

F-1 Tax records indicate that this block was still not developed in 1850. However, by the 1870s structures were present throughout the block. J.W. Baggett owned the lot at 509 N. St. Asaph which contained one main house and several outbuildings, and a sizeable row house and several additional buildings were standing on the lot at 511 Oronoco. The property was part of the Berg in the late nineteenth and early twentieth century, one of several prominently African-American neighborhoods in Alexandria. By the 1920s a cobbler shop was located on the N. St. Asaph lot as well as a grocer. Meanwhile, around the corner on Oronoco St. three row houses were standing at 511, 513, and 515.

*Acknowledged by applicant*

F-2 Given the fact that the Oronoco lot is paved, and this may have preserved subsurface archaeological deposits, including evidence of the three row houses, it is possible that archaeological resources relating to the late nineteenth- and early twentieth-century development of the Berg neighborhood are present.

*Acknowledged by applicant*

F-3 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

*Acknowledged by applicant*

### **Code**

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

*Acknowledged by applicant*